

Myddelton&Major

4 Eastcourt

SALISBURY ROAD, NETHERAVON





4 Eastcourt, Salisbury Road, Netheravon, Wiltshire, SP4 9EE

- Beautiful, Designer Renovated Single Storey Home
- Historic Officers Quarters Built in the 1920s
- 2 Double Bedrooms
- Well Appointed Kitchen
- Home Office
- Gated Development
- Designer Family Bathroom & En-Suite
- Allocated Carport Parking
- Stunning Two Level Garden
- Open Plan Sitting/Dining Room

The Property

This beautifully presented single storey residence amounts to 1,092 ft² of accommodation, located on the ground floor. Accessed via an attractive communal entrance, the property opens into short hallway, leading directly into the modern well-appointed kitchen. The kitchen is well-equipped, with a serving hatch through to the dining area.

The main reception area is bright and airy, serving as an open plan sitting/dining room framed by lovely panelling, sash windows with plantation shutters and a French door accessing a large patio for al fresco dining and the magical garden.

A practical study area with a full sized sash window overlooks the garden and is concealed adjacent to the reception, featuring a built-in desk and fitted shelving.

The home has two very generously sized double bedrooms with large fitted wardrobes, the principle suite is particularly spacious and inviting. A well-appointed family bathroom and en-suite shower room completes the accommodation.

Lease term, remainder of 999 years from 14/03/2002.

Ground rent £0 and service charge for 2023-2024 £1,920.00.

A beautifully presented, two bedroom single storey conversion of a former officers mess with parking and stunning gardens set in a private gated development.

Tenure: Leasehold

Size: 1,092 ft²

EPC Rating: C (77)

Council Tax Band: D



2



1



2



1

Services - All mains services are available. Ofcom suggests broadband speeds of up to 76 Mbps and that most major mobile networks have good service in the area.

Amesbury 5 Miles • Salisbury 11.5 Miles • A303 Access 5 Miles • Pewsey Train Station 9 Miles



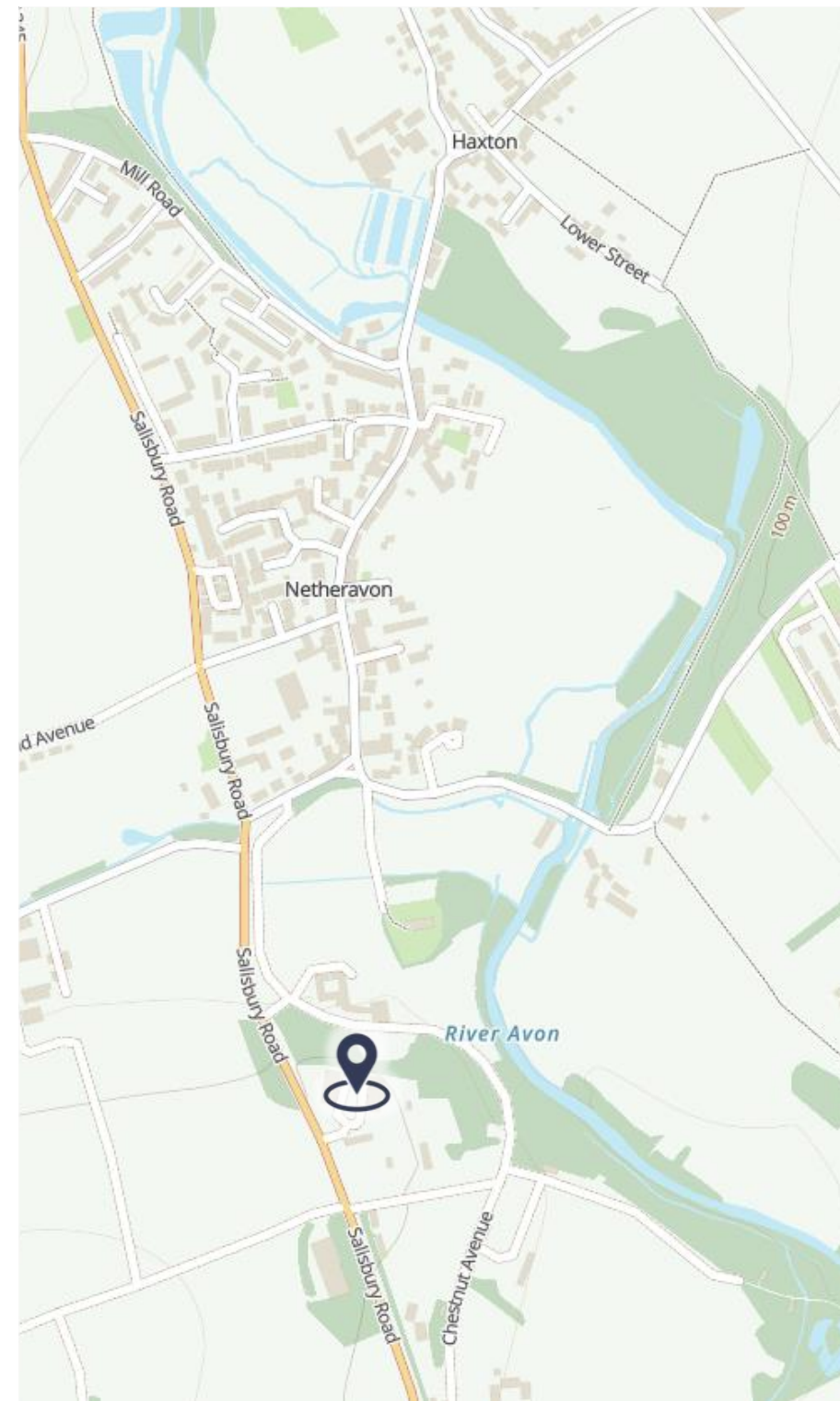
Outside

Externally there is a stunning and private garden, with an attractive terrace immediately to the rear of the property. The remainder of the upper garden is generously proportioned and predominantly laid to lawn, with a storage shed. Steps from here lead down to a charming nature garden, with a sizable clearing. The garden has been planted with a variety of mature, ornamental shrubs. There's ample communal grounds including a well manicured lawn, a large gravelled driveway and car parking area for residents and guests, and a designated carport parking space. Of note, there is an off-road pedestrian path leading directly to the nearby village of Netheravon accessed through a locked gate on edge of the development.

Location

The Avon valley village of Netheravon is an attractive and busy village with a Norman Church (All Saints), post office and village store in addition to a number of excellent countryside walks. The recently refurbished Dog and Gun pub has excellent food and accommodation. The A303 is approximately 5 miles south of the property, providing good access to London and the West Country.

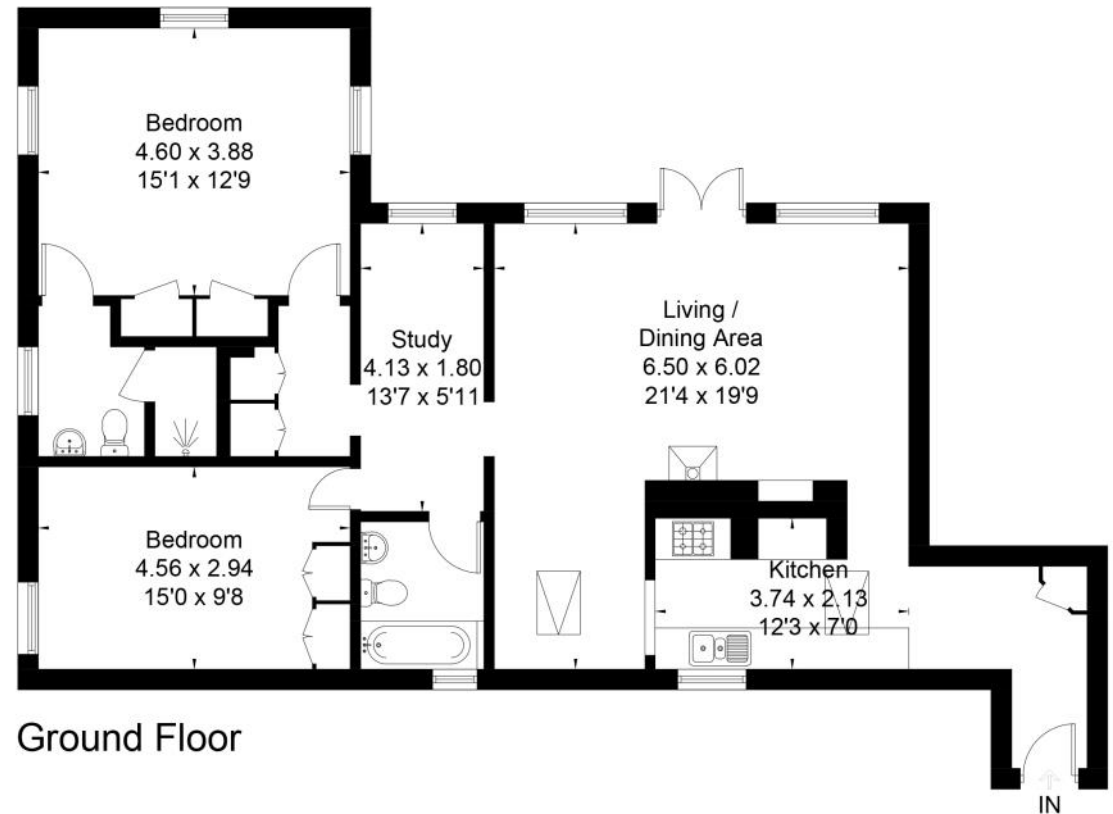
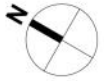
Nearby, Salisbury boasts a well-thought of Playhouse and twice-weekly charter market, with the iconic Cathedral Close sat in the heart of the city and a further plethora of restaurants, shopping, and leisure facilities close by. Salisbury has excellent road links to London, Southampton and Bournemouth, and provides direct trains to Waterloo from Salisbury station. Pewsey (8 miles away) offers direct train routes to London in under 70 minutes.







Approximate Area = 101.5 sq m / 1092 sq ft
Including Limited Use Area (0.3 sq m / 3 sq ft)



Ground Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 316790

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